The Glade, London

Offers Over £425,000

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- Spacious Two Bedroom Maisonette.
- An Impressive Approximate Gross Internal Area Of 1085 Sq Ft.
- A Bright And Airy Lounge Perfect For Everyday Relaxation.
- A Private Rear Garden With A Dedicated Garden Studio/Outbuilding and WC.
- Valuable Top-Floor Loft Area, Offering Excellent Storage.
- Within Easy Reach To Transport Links.
- Varied Selection Of Local Shops, Cafes, Restaurants And Everyday Amenities Lining Winchmore Hill Green.
- Perfectly Positioned For Families Seeking Excellent Education Options, This Property Falls Within The Catchment Area Of Highly Regarded Local Schools.
- Two bathrooms
- Long Lease!

For more images of this property please visit havilands.co.uk

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Havilands are pleased to offer for sale this TWO BEDROOM maisonette, situated in a highly regarded position on The Glade, N21.

Benefiting from an impressive approximate gross internal area of 1085 sq ft (100.8 sq m), this thoughtfully laid-out home offers spacious, well-proportioned living throughout, alongside practical bonus space that sets it apart from other similar properties.

Internally, the accommodation comprises two generously sized double bedrooms, a bright and airy lounge/diner perfect for everyday relaxation, a well-appointed fitted kitchen with plenty of storage and worktop space, the property also benefits from TWO bathrooms. Complementing the internal layout is a private rear garden with a dedicated garden studio/outbuilding and WC – an ideal space for home working, a hobby room, or extra storage. There is even valuable top-floor loft area, offering excellent storage.

Conveniently located for commuters and families alike, the property sits within easy reach of Winchmore Hill Mainline Station, with regular services taking around 25 minutes to reach Moorgate, as well as Southgate Underground Station on the Piccadilly Line for quick access across central London. Close by you will find the varied selection of local shops, cafes, restaurants and everyday amenities lining Winchmore Hill Green, alongside well-kept green spaces including Grovelands Park and Oakwood Park. Perfect for leisurely walks, outdoor activities or simply enjoying time outdoors at weekends.

Perfectly positioned for families seeking excellent education options, this property falls within the catchment area of highly regarded local schools including Eversley Primary School and the outstanding-rated Highlands School, all of which are well-served by local transport links and highly valued within the community.

Tenure: Leasehold 929 years remain
Service Charge: £0
Ground Rent: £10 a year
Local Authority: Enfield

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The Glade, N21

Approximate Gross Internal Area = 1085 sq ft / 100.8 sq m
(Including Outhouse)

Outhouse = 125 sq ft / 11.6 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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come by and meet the team
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